

**CANDIA PLANNING BOARD**  
**MINUTES of January 2, 2019**  
**APPROVED**

Present: Rudy Cartier, Chair; Al Hall III, Vice Chair; Mark Chalbeck; Joyce Bedard; Judi Lindsey; Josh Pouliot, Alt; Scott Komisarek, BOS Representative.

Absent: Mike Santa, Alt.

Present: Dennis Lewis, Road Agent; Bryan Ruoff of Stantec; Dick Snow, resident

Chair Rudy Cartier called the meeting to order at 7:00 pm immediately followed by the Pledge of Allegiance.

Minutes December 19, 2018:

A. Hall made a **motion** to accept the minutes of December 19, 2018 as presented. M. Chalbeck **seconded**. **All were in favor. Motion passed (7-0-0).**

**Planning Board Work Session** to revise the suggested zoning amendments regarding recreational vehicles & short term rentals to prepare for the 2<sup>nd</sup> Public Hearing scheduled for January 16, 2019 and finalize for the ballot.

Article #2: No changes regarding recreational vehicles.

A. Hall made a **motion** to accept bringing Zoning Amendment #2 forward as written. M. Chalbeck **seconded**. J. Pouliot was **against**. **Motion passed (6-1-0).**

Article #4: Short term rentals

A. Hall made a **motion** to change Zoning Amendment #4 from 14 days to not to exceed 184 consecutive days. J. Pouliot **seconded**. **All were in favor. Motion passed (7-0-0).**

2<sup>nd</sup> Public Hearing on the articles prior to going on the ballot will be on January 16<sup>th</sup>, 7 pm.

**Final Application Extension Requested** from Chad Branon with Fieldstone Land Consultants for the Michael Thompson Final Major Subdivision Application (Case 18-009 Map 413 Lot 46 on Old Candia Rd) – 90 day deadline from the preliminary acceptance (10-3-18) of the review is currently Jan. 3, 2019. Another 90 days (more than enough time per Chad Branon) would be a new deadline of April 3, 2019 for the submission of the final application and plans.

**MOTION:**

A. Hall made a **motion** to approve the final application extension request for 90 days. Deadline is now April 3, 2019. M. Chalbeck **seconded**. J. Bedard was **against**. **Motion passed (6-1-0).**

**Warrant Article** for Planning Board to put \$10,000 back into the budget for 2019. PB discussed, took out Village District/Four Corners area line in the warrant article and will submit with changes as a backup. Some members plan on attending the Jan. 9<sup>th</sup> budget committee meeting to address.

Warrant article to read: To see if the Town will vote to raise and appropriate the sum of Ten Thousand Dollars (\$10,000) for the implementation of the Master Plan per RSA 674:5 and future planning projects and for future Municipal Capital Improvement projects. (Submitted by the Planning Board)

**MOTION:**

A. Hall made a **motion** to approve the article as amended. M. Chalbeck **seconded**. **All were in favor. Motion passed (7-0-0).**

**Continuation of the review of the Major Subdivision Regulations** with Bryan Ruoff from Stantec. Note: reviews of these regulations were previously done during the Zoning Review and Revision Committee meetings which typically follow the second Planning Board meeting of the month. These ZRRC meetings have been put on hold due to the increase in Planning Board applications and submissions recently.

Board discussed the following recommended changes from Stantec to the Major Subdivision Regulations:

10.10 Description of Final Plat –add electronic copy

11.07 Sewage Disposal Requirement –replaced State of NH Water Supply and Pollution Control Division with NHDES in 2 places.

12.04 Marking of Lots –change to Approved Final Plat

14.08 Curb Cuts –eliminate first and second sentences and add or State of NH DOT if appropriate.

14.09 Intersections and Grades –revise to 50 feet of an intersection...delete +/- within 100 feet of an intersection. Changed grade from 8% to 7%. Add a reference to 14.15.

15.06Id Detention Ponds –change 100 year to 50 year to match DES standards.

18.04B Performance Bond –change Engineer to Designated Agent.

18.05 Modification of Design and Improvements –changed are to being (4<sup>th</sup> line down).

18.07 Certification of Compliance –insert At the Town’s discretion...change and to an.

18.13 Subdivision Record Drawing Plans –change heading to Subdivision As Built Plans. change to subdivider shall...As Built Plans. Subdivision plans will clearly define limits of clearing, house location, driveway location, and a statement indicating any changes in these locations will be brought back in front of the board (\*to be included in the Minor Subdivisions as well). End sentence after Board. New sentence, Any expenses associated...

18.14 Monuments -2<sup>nd</sup> paragraph 1<sup>st</sup> line, change to within 30d of the plan being recorded. change to recording, the cost of...at a cost per bond...

19.03 Pre-Construction Conferences –revise 1<sup>st</sup> sentence to start with At least and add comma after begins.

19.04D Inspection and Approval - \*add to Minor Subdivision regs. as well.

19.05D –add comma after systems (5<sup>th</sup> line down).

19.06 Drainage –delete IV or (1<sup>st</sup> line). Change 30’ to 32’.

19.07A Catch Basins and Culverts –properly revise the numbering (i., ii., iii.).

19.07C Box Culverts, Bottomless Spans, Bridges, Headwalls, and Wingwalls –\*make sure this is **C** not **B**.

19.13 Miscellaneous Items –properly revise numbering (A. - I.).

19.14 Fire Protection –change property owner to town. Change the req. # of houses in the table from 4-9 to 3-9.

Appendix B: Schedule of Fees –change to

D. Site Plan Review –Major \$200.00

F. Current rates by US Post Office –\*\*HOLD OFF ON THIS CHANGE

B. Ruoff final statements on the regulations –he will make revisions to each section, issue new track changes and new final draft. If other things that weren’t discussed within the last year and a half that we’ve been reviewing this with the cases that have come up, he will put in a memo: based on this case, this is what we discussed would fit this to be more appropriate.

Other Business

- Dick Snow commented after meeting adjourned, regarding starting an agricultural commission in lieu of a committee. Interested parties can meet at the Smyth Public Library, Saturday, January 5, 2019 at 7pm.

**MOTION:**

J. Bedard **motioned** to adjourn at approximately 8:55 pm. J. Lindsey **seconded**. **All were in favor. Motion passed (7-0-0).**

Respectfully submitted,

Lisa Galica ~Admin. Assist.  
Building/Land Use/Fire Dept.  
cc: file